



**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE**

Name of Proposal/File Number: REDMOND SQUARE APARTMENTS, File Number L110276

Description of Proposal:

A 5 STORY APARTMENT DEVELOPMENT WITH 2 LEVELS OF BELOW GRADE PARKING.
A TOTAL FLOOR AREA OF 238,400 SQ FT INCLUDING 175,00 SQ FT OF LIVING
SPACE FOR 148 APARTMENT UNITS.

Location of Proposal: 7941 170TH AVE NE

Site Address of Proposal (if any): 7941 170TH AVE NE RED

Proponent: MURPHY ROBIN

Lead Agency: CITY OF REDMOND

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

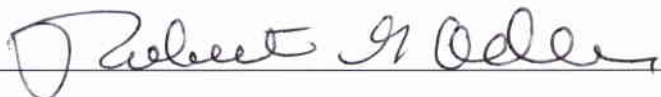
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Comment Period: Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

 There is no comment period for this DNS. Please see below for appeal provisions.

X This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Gary Lee, at 425-556-2418, via fax at 425-556-2400, via e-mail at glee@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 08/17/2011.**

Responsible Official: *Robert G. Odle, Planning Director*

Signature: 

Responsible Official: *William J. Campbell, Public Works Director*
for

Signature: 

Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Appeal Period

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 09/01/2011**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner, Gary Lee, at 425-556-2418 or via e-mail glee@redmond.gov.

Date of DNS issuance: 08/03/2011

**Project
Vicinity Map**

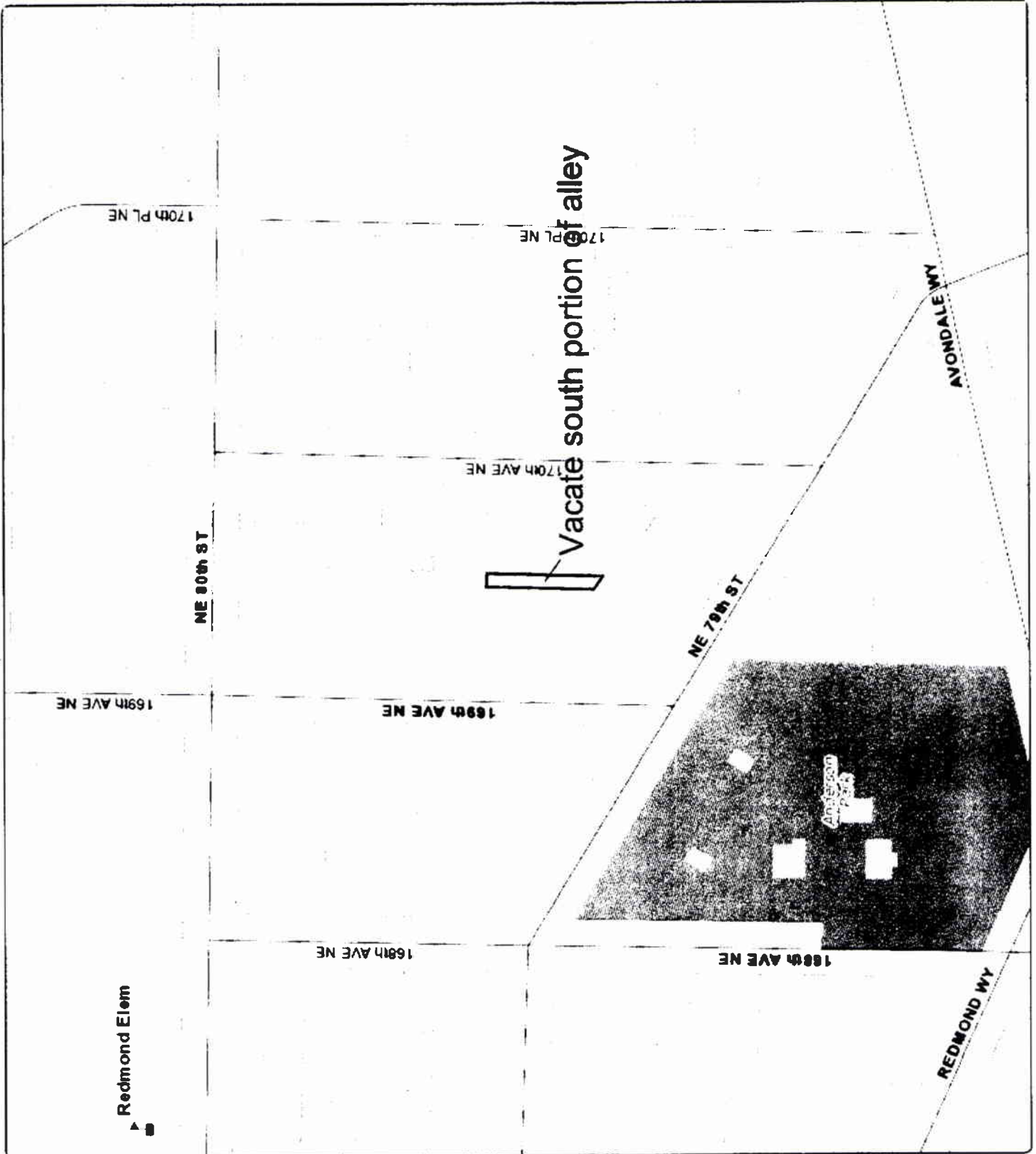


Scale: 1" = 150'

Legend

- Schools
- Streets
- Streams
- City Limit
- Buildings
- Parks
- Parcels

This plan is suitable for
general information only.





CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

RECEIVED
CITY OF REDMOND
JUL 27 2011
DEVELOPMENT
SERVICES CENTER

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.





Use of Checklist for Non project Proposals:




Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

FOR AGENCY USE ONLY	
Planner's Name	Gary Lee
Date of Review	7/27/11

To be completed by applicant	Evaluation for Agency Use only
<p>A. <u>BACKGROUND</u></p> <p>1. Name of proposed project, if applicable:</p> <p>REDMOND SQUARE APARTMENTS</p> <p>2. Name of applicant:</p> <p>Cosmos Development Company 11747 NE First St Suite 300 Bellevue, WA 98005</p> <p>3. Address and phone number of applicant and Contact person:</p> <p>Oscar Del Moro 11747 NE First St., Suite 300 Bellevue, WA 98005 (425) 451-8188 x 130; oscardelmoro@cosmos-group.com</p> <p>4. Date checklist prepared:</p> <p>June 16, 2011</p> <p>5. Agency requesting checklist:</p> <p>City of Redmond</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>1.29 (Includes vacated portion of alley)</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>148</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>220,000</u></p> <p>iv. Square footage of pavement being added: <u>5,750 sf</u></p> <p>v. Building Activity type: <u>Multi-family Unit in large building (5 units or more)</u></p> <p>vi. Other information: _____</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

To be completed by applicant	Evaluation for Agency Use only
<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Mobilize & Begin Earthwork early August 2011 Complete Concrete Foundations, Concrete Walls and Backfill December 2011 Framing & Building Enclosure North Building December 2011- May 2012 Framing & Building Enclosure South Building February-August 2012 Site Hardscape & Landscaping North April-May 2012 Site Hardscape & Landscaping South & Completion August-October 2012</p>	
<p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p>	
<p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <p>Geotechnical Survey and ALTA Survey</p>	
<p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain.</p> <p>Right-of-way vacation application for the southerly portion of the alley between lots 6, 7, 8 and 19. City of Redmond application number L110168.</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>11. List any government approvals or permits that will be needed for your proposal, if known.</p> <p>Land Use Permit, SEPA, City and State Licenses, Construction Permits, Demolition Permit</p>	
<p>12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)</p> <p>The proposed project will contain five stories of residential apartments. This project is proposed to contain 148 apartment units. The building will also have two below grade parking levels.</p>	
<p>13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.</p> <p>The proposed project is located in the City of Redmond, WA. It spans eight properties and a vacated portion of an alley. The properties are located along NE 80th St., 169th Ave NE and 170th Ave NE. Per King County Assessment map these properties are located in the NW quarter, section 12, township 25 and range 5.</p>	

To be completed by applicant

Evaluation for
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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one)

- ☒ Flat
☐ Rolling
☐ Hilly
☐ Steep slopes
☐ Mountainous
☐ Other






The topography of the site is best defined as flat. The north side along NE 80th street is at elevation 54.5' and elevation to the south side of the project along the diagonal alley the elevation 51'. The property is about 470 foot long with an average slope flowing north to south of less that 1 percent.

b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.






Localized slopes around the abandon single family residences are perhaps near 5% for vertical distances of no more that 1'. There were no noted pile or raised areas within the property shown on the topographic survey dated December 8, 2010.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Everett Gravelly sandy loam, 0 to 5 percent slopes (EvB). The soil conditions consists of gravelly sandy loam, very gravelly sandy loam and very gravelly coarse sand per USDA Natural Resources Conservation Service website.

To be completed by applicant	Evaluation for Agency Use only
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p>	
<p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill</p> <p>Grading of public road improvements associated with 170th Avenue NE, 169th Avenue NE, the diagonal alley to the south, the north-south alley will be minor. The majority of excavation work will be associated with the construction of the below grade parking structure. The lowest level of the parking structure is 43' and the excavation volume is approximately 20,000 cubic yards. Landscaping berms will be constructed along the perimeter of the building to an elevation of about 6' higher than the adjacent roads. The fill associated with this is approx 1,200 cu yards</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Yes, however the potential for erosion is very minimal. Best Management Practices (BMP's) as recommended by the 2005 Washington State Department of Ecology Stormwater Management Manual for Western Washington will be implemented to control erosion and sedimentation during construction. Upon substantial completion of construction the entire site will be stabilized with landscaping. Storm water from the building roofs will be considered clean runoff and will be infiltrated on site.</p>	
<p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 80 percent of the total project site will consist of impervious surface.</p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>The erosion and sedimentation control plan will be submitted to the city. Measures to mitigate will include catch basin filters, silt fences, street cleaning, application of water to control dust during dry weather, and a site rainy season erosion control plan for construction during the winter months.</p>	

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<p>1. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p>	✓
<p>Yes</p>	
<p>2. Air</p>	
<p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p>	✓
<p>Majority of dust and other emissions are anticipated to be confined within the construction site. The contractor is expected to comply with applicable control ordinances. Any dust created by construction activities will be controlled/mitigated by utilizing water dampening. Migration of soils from the site to potentially become air-born will be controlled by street sweeping.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p>	✓
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p>	
<p>Construction emissions are expected to be controlled by the contractor per current construction regulations.</p>	✓
<p>The proposed project is residential and not expected to produce emissions except for vehicles that come in and out of the building which should comply with the State's emissions requirements.</p>	
<p>3. Water</p>	
<p>a. Surface</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	✓

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<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>None applicable</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p> <p>Per FIRM Panel 390 of 1725; Map Number 53033C0390 G.</p>	 

To be completed by applicant	Evaluation for Agency Use only
<p>a. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p>	<p>✓</p>
<p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>Roof drainage will be infiltrated on site. The anticipated annual volume of roof drainage infiltration is approximately 2 acre-feet.</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>The drainage from the landscaped areas will mostly infiltrate on-site. Areas of impervious surface, including patios, sidewalks and streets will be collected with catchbasins within the fronting municipal right of ways. The project is within</p>	<p>✓</p>

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<p>a regional storm water detention/water quality area and therefore no detention or water quality is proposed on site. The municipal drainage system flows to the south and west discharging to Bear Creek.</p>	✓
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p>	✓
<p>No</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p>	
<p>Roof drainage will be infiltrated on-site</p>	✓
<p>4. Plants</p>	
<p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input checked="" type="checkbox"/> Pine <input checked="" type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Shrubs</p> <p><input checked="" type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush</p> <p style="padding-left: 100px;"><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p>	✓
<p>b. What kind and amount of vegetation will be removed or altered?</p>	
<p>Approximately 18 trees and all existing ornamental shrubs and lawn will be removed around the existing houses that are to be demolished.</p>	✓

To be completed by applicant

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- c. List threatened or endangered species known to be on or near the site

None known

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

New landscaping in the front and side yards will consist of predominantly native planting. Drought tolerant ornamental trees, shrubs, perennials and groundcovers will also be provided.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site

- ☐ Birds: ☐ Hawk ☐ Heron ☐ Eagle ☐ Songbirds ☐ Other
☐ Mammals: ☐ Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Other
☐ Fish: ☐ Bass ☐ Salmon ☐ Trout ☐ Herring
☐ Shellfish ☐ Other

None observed

- b. List any threatened or endangered species known to be on or near the site

None known

- c. Is the site part of a migration route: ☐ Yes ☒ No If so, explain?

Not known

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None proposed</p>	<p>✓</p>
<p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>The project will use electric heat throughout.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>Use of energy efficient equipment and fixtures. Comply with the State' and City's Energy Code requirements.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p>	<p>✓</p>

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1. Describe special emergency services that might be required.

There are no special emergency services required other than police, emergency medical personnel, the fire department and ambulance services which are already provided by the jurisdictions.

2. Proposed measures to reduce or control environmental health hazards, if any:

There are no special measures proposed aside from what is normally included in many buildings such as storm drainage system, sewage plumbing system, sewer system and garbage collection. Grounds and building repairs and maintenance are also anticipated. Contractor is also expected to provide measures to control potential environmental health hazard during construction.

- b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?

Current noise produced by existing vehicular traffic is not anticipated to affect the project. There are no other noise sources observed in the immediate vicinity.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term: Construction noise during work hours and workdays.

Long term: Vehicular noise produced by cars going in and out of the building which are anticipated to be created during peak hours.

3. Proposed measures to reduce or control noise impacts, if any:

Short term: Contractor is expected to comply with all noise regulations that apply.

Long term: Tenants are expected to comply with applicable noise regulations from jurisdiction and through lease agreements. All vehicles are anticipated to comply with local and state noise regulations.

- c. Describe the potential use of the following:

1. ☐ Flammable liquids

To be completed by applicant

2. ☐ Combustible liquids
3. ☐ Flammable gases
4. ☐ Combustible or flammable fibers
5. ☐ Flammable solids
6. ☐ Unstable materials
7. ☐ Corrosives
8. ☐ Oxidizing materials
9. ☐ Organic peroxides
10. ☐ Nitromethane
11. ☐ Ammonium nitrate
12. ☐ Highly toxic material
13. ☐ Poisonous gas
14. ☐ Smokeless powder
15. ☐ Black sporting powder
16. ☐ Ammunition
17. ☐ Explosives
18. ☐ Cryogenics
19. ☐ Medical gas
20. ☐ Radioactive material
21. ☐ Biological material
22. ☐ High piled storage (over 12' in most cases)

None expected.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The parcels containing this project currently have single family residential structures. Adjacent properties range from single family buildings to multi-family residential apartments.

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b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe	✓
c. Describe any structures on the site.	
The buildings on the site are single family residential structures.	✓
d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?	✓
All of the existing single family residential buildings are expected to be removed to make way for the proposed project.	✓
e. What is the current zoning classification of the site?	✓
EH - East Hill zone (Downtown District)	
Other _____	
f. What is the current comprehensive plan designation of the site?	
Downtown Mixed Use	✓
Other _____	
g. If applicable, what is the current shoreline master program designation of the site?	
Not Applicable	✓
Other _____	
h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)	
The site is in Wellhead Protection Zone 1	✓

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<p>i. Approximately how many people would reside or work in the completed project.</p> <p>The maximum number of residents allowed in the proposed development is 656. This is calculated by using the current allowed maximum residents per the number of bedrooms per unit. 1-bedroom allows 3 occupants, 2-bedroom allows 5 occupants and 3 bedrooms allows 7 occupants.</p>	✓
<p>j. Approximately how many people would the completed project displace?</p> <p>All existing residential structures are already vacant and are proposed to be removed. No current residents are expected to be displaced.</p>	✓
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p> <p>Since the existing buildings are not occupied there are no anticipated displacements. Since the structure will provide more residential units, we expect that there will be a large net additional residents in the area.</p>	✓
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed development will go through land use review, site plan review and the design review process set by the City of Redmond. This will ensure that the proposed development is compatible with existing land use and various jurisdictional ordinances.</p>	✓
<p>m. What percentage of the building will be used for:</p> <p><input type="checkbox"/> Warehousing</p> <p><input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Office</p> <p><input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Service (specify)</p> <p><input type="checkbox"/> Other (specify)</p> <p><input checked="" type="checkbox"/> Residential</p>	✓
<p>n. What is the proposed I.B.C. construction type?</p> <p>The 5-story residential structures are Type VA construction and the parking levels below, serving the development, are Type IA.</p>	✓

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- c. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)

The gross floor area is about 220,000 sf including balconies and basements. Basement parking is about 61,300sf which also includes about 5,500sf of residential units. There is about 163,300sf of living area (Residential) for about 148 apartment units.

✓

- p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).

No proposed future expansion

✓

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Income level of residents for this development is not broken down.

✓

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The proposed development would span 8 residential properties. These properties currently have one-story single detached structures. These buildings are vacant and slated to be demolished.

✓

- c. Proposed measures to reduce or control housing impacts, if any:

The proposed development will not reduce but increase housing availability in the area.

✓

10. **Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This will be a 5-story residential building on 2 levels of basement parking. The highest part of the structure is the stair enclosure which is about 10 feet from the

✓

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<p>roof. It is approximately 70 feet above the existing finish grade. The exterior finish is brick up to the 3rd story and the last two stories will have metal pre-formed metal panels.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>Views from surrounding properties are expected to be altered. However, we observe that there are not significant views in the surrounding community which will be adversely impacted by this structure.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The building is designed to enhance the aesthetics of the community through landscaping, the use brick and metal panels.</p>	<p>✓</p> <p>✓</p> <p>✓</p>
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>The building exterior finishes are not expected to produce light and glare that will impact the community. The brick finish and colored metal panels are expected to mute light and glare. Lighting from site are anticipated to be shielded for glare.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>Any light or glare from the finished project are not anticipated to be a safety hazard or interfere with views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None known</p>	<p>✓</p> <p>✓</p> <p>✓</p>

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<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Use of brick and colored metal to mute light and glare. Light fixtures will be shielded to control glare.</p>	✓
<p>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Anderson Park is the closest that will provide recreational opportunities. There also Bear Creek Park a few blocks away. The Redmond Town Center is also a few blocks way which provides shopping and entertainment opportunities to the residents. There are also a variety of commercial areas in within the vicinity.</p>	✓
<p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The building will have recreational facilities in the form of Common Usable Open Spaces such as plazas, courtyards and other recreational amenities. Residents in this structure will also enhance commerce in surrounding areas because of the increase in residency.</p>	✓
<p>13. Historic and Cultural Preservation</p>	
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p>	<p>Some of the buildings are of historical interest. They will be photographed inside and out for historical record.</p>
<p>None</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p>	
<p>None known</p>	

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<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None proposed since no landmarks, historical archaeology, or cultural areas are impacted by the project.</p>	<p>See note above on #13a.</p>
<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The proposed site is located within the block that is bounded by NE 80th Street, 170th Avenue NE, 169th Avenue NE, and two alleys. Vehicle access would be from the north-south alley at NE 80th Street, and the east-west alley on the south end (with a parking garage driveway within the alley, east of 169th Avenue NE).</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>King County Metro and Sound Transit service the vicinity. The nearest King County transit stop is about 800 feet away. The nearest Sound Transit stop is less than one half-mile away. The Redmond Transit Center is located just over one half-mile from the site.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The existing site has nine single family homes with available parking for each. No public parking is provided on the site. The proposed project would provide 17 on-street parking spaces along its frontage on 170th Avenue NE three on NE 80th Street, and 174 on-site parking spaces.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p>	<p>✓</p> <p>✓</p> <p>✓</p> <p>✓</p>

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The proposal would improve/connect the north-south alley along the site which would connect from NE 80th Street to the east-west alley on the southern end of the site. Frontage improvements will be provided along NE 80th Street, 170th Avenue NE, the east-west alley to the south, and 169th Avenue NE.

- e. How many weekday vehicular trips (one way) per day would be generated by the completed project? 495
If known, indicate when peak volumes would occur, 5:00 - a.m. & - 6:00 p.m. How many of these trips occur in the a.m. peak hours? 68 new How many of these trips occur in the p.m. peak hours? 83 total new

The City of Redmond requires evaluation of the PM peak hour conditions. During the PM peak hour, (5:00 to 6:00 p.m. in the study area) there would be 64 inbound and 29 outbound total net new trips accessing the site with the proposal.

- f. Proposed measures to reduce or control transportation impacts, if any.

The project would pay the City's Traffic Impact Fee. Based on the transportation impact analysis, no other off-site mitigation is required to reduce traffic related impacts. The use of public transportation will be encouraged to the residences, and bicycle storage facilities will be supplied on the site.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? ☒ Yes ☐ No. If so, generally describe.

There will be an increase in residents in this site which may come from areas from immediate vicinity. It is not known at this time how many new residents to the City of Redmond will come from the immediate vicinity, from farther areas of the City, from other Cities, from other Counties or from other States.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed

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16. Utilities

a. Select utilities currently available at the site:

- ☒ Electricity
- ☒ Natural gas
- ☒ Water
- ☒ Refuse service
- ☒ Telephone
- ☒ Sanitary Sewer
- ☐ Septic System
- ☒ Other

Internet: Recycle

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity/Natural Gas - Puget Sound Energy; Water/Sewer - City of Redmond;
Telephone/Internet - Comcast; Refuse/Recycle - Waste Management

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

June 16, 2011

Date Submitted: _____

Relationship of signer to project: Architectural Project Manager